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Boston Church Road

GENERAL SUMMARY

Record Status:	Final
Inventory Number:	ON-ICI-2006-10-13-06-1405
Address:	- Boston Church Road
Location:	Located on the west side of Boston Church Road, north of Highway No. 401
Region:	Halton
Municipality:	Milton
Event Date:	2006-10-13
Land Use:	Industrial
Price:	\$18,620,295.88
Land Area (acres):	45.279
Price per Acre:	\$411,235
Price per Sq Ft Buildable:	\$25
Estimated Time to Develop:	Six Months
Sale Type:	Market
Percentage Transferred:	100.00%
Estate Type:	Fee Simple
Brokers:	

✓ There are 2 events being displayed.
 Selected Events: 1/300

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● Office	▲ Retail	▼ Industrial	■ Residential Land
▣ ICI Land	■ Residential Lots	■ High Rise	■ Low Rise
● Hotel	◆ Apartment		

LEGAL DETAILS

PIN(s):	
Legal Description:	Block 1, Plan 20M-983
Lot Details (feet):	(Irregular) feet Frontage on Boston Church Road 727.33 feet
Lot Area (acres):	45.279
Vendors:	Riganda Holdings Inc.
Signing Officer:	Galliano Tiberini, President
Address:	111 Creditstone Road, Concord, Ontario, L4K 1N3
Purchasers:	Milton Properties PG, Inc. [Panattoni Development Company]

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Signing Officer:	Robert Preston, ASO
Address:	185 The Wet Mall, Suite 905, Toronto, Ontario, M9C 5L5

PRICE STRUCTURE

Cash Price:	\$18,620,295.88 (100%)
Assumed Price:	\$0.00 (0%)
VTB Price:	\$0.00 (0%)
Other Considerations Price:	\$0.00 (0%)
Chattels Price:	\$0.00 (0%)
Total Price:	\$18,620,295.88
Percentage Transferred:	100.00%
100% Equivalent:	\$18,620,295.88

PROPERTY DETAILS

Land Use Details:	The Town of Milton Official Plan designates the property Business Park Area. The Zoning By-law classifies the property M2, an industrial classification which regulates maximum gross floor area through parking, setback and landscaping requirements.
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GENERAL NOTES

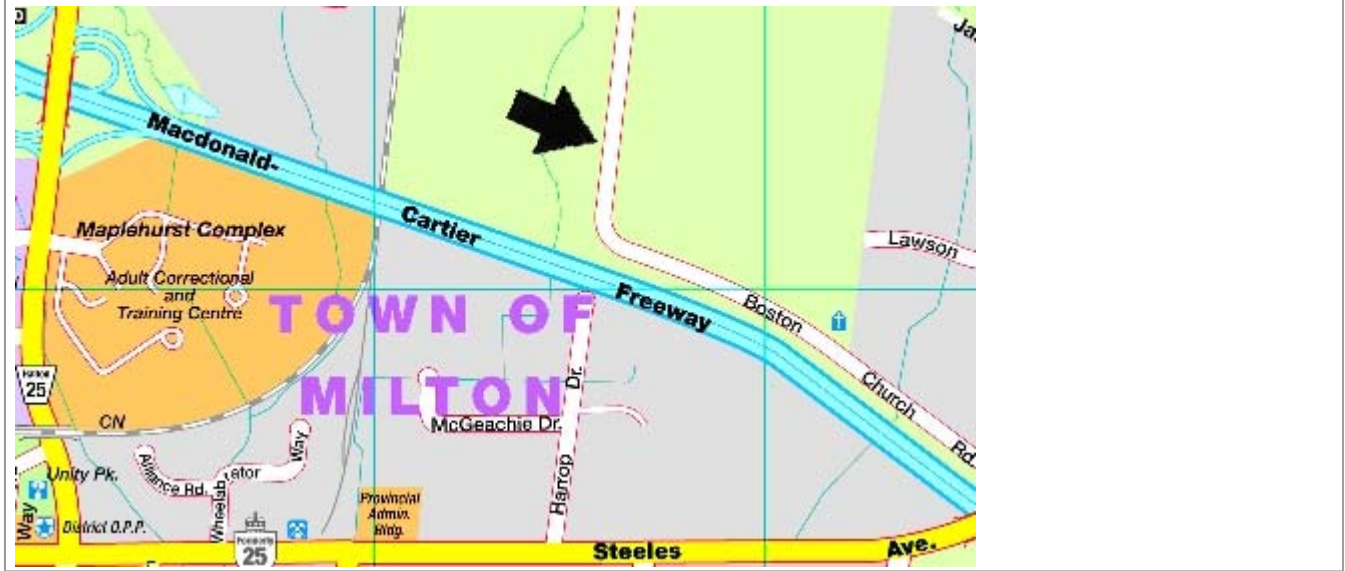
General Remarks:	At the time of sale the property was vacant and unimproved. A site plan application (No.SP 29/06) was submitted in October 2006 to permit a warehouse and distribution facility containing a total gross floor area of approximately 754,671 square feet. As of October, 2006 the application was undergoing the first circulation for agency comments. Based on the time required to complete a standard site plan review and approval process, we have estimated the time to development to be approximately six months from the date of sale. The total consideration of \$18,620,296 represents a price per acre of \$411,235 and a price per square foot buildable of \$25, based on the proposed development.
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SITE IMAGE

Site Image:	
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SITE PLAN

Site Plan:



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